



Modern office building freehold opportunity.

4 Winnersh Fields

Gazelle Close, Winnersh, RG41 5QS

Investment, Office

FOR SALE

4,126 sq ft

(383.32 sq m)

- Modern Detached Use Class E Building
- Strategic Thames Valley Location close to M4
- Close to Winnersh station
- 14 Car Parking Spaces
- Option for part or full vacant possession from November 2024

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Summary

Available Size	4,126 sq ft
Price	Offers in the region of £899,000.00
Rates Payable	£9.96 per sq ft approx, from April 2023.
Rateable Value	£80,250
EPC Rating	C (63)

Description

4 Winnersh Fields comprises a ground and first floor detached office building. The property benefits from suspended ceilings, raised floors, WCs, comfort cooling, DDA compliant lift and 14 car parking spaces. The property is on a modern office park, nearby occupiers include Halfords, Wickes, Pets at Home and a number of office tenants including Mizuno, DigiVision and Artesian Solutions.

Location

Winnersh is located in the heart of the Thames Valley, 4 miles south-east of Reading, 6 miles north-west of Bracknell. Located on the A329 Reading Road, close to the junction with the A329(M) which connects Reading, Bracknell and M4 Junction 10. Winnersh Railway Station is a short walk away and provides links to the Elizabeth Line. Heathrow Airport is 24 miles to the east. Aldi have recently submitted a Planning Application for a new store next to Winnersh Fields highlighting the provenance of the location.

Accommodation

Name	sq ft	sq m
Ground	2,076	192.87
1st	2,050	190.45
Total	4,126	383.32

Viewings

By prior arrangement via the agents only.

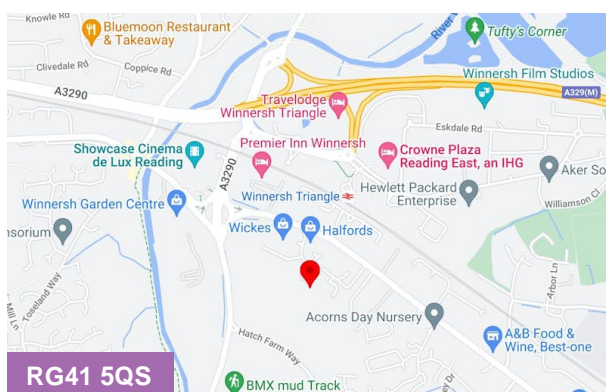
Terms

Ground Floor occupied by Borer Data Systems Ltd on a lease to May 2027. The lease is subject to a tenant option to determine on 22/05/2024. Thereafter, the lease automatically extends for a further year, subject to a mutual option to determine on six months notice at a new rent of £31,140 per annum.

First Floor likely availability with vacant possession not later than 23rd September, 2024. (The break notice has yet to be served by the tenant).

Legal Costs and VAT

Each party will be responsible for their own Legal Fees. All figures are quoted exclusive of VAT, which we understand will be chargeable.



Viewing & Further Information



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